| 143.0 | 0005 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 848,400 / 848,400 |
| | | | | | USE VALUE: | 848,400 / 848,400 |
| | | | | | ASSESSED: | 848,400 / 848,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 35 | | PINE RIDGE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NICHOLS CHRISTOPHER C/ELLEN K |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 6012 32ND AVE NE |
| Street 2: | |
| Twn/City: | SEATTLE |
| St/Prov: | WA Cntry: Own Occ: N |
| Postal: | 98115 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GOEBEL JAMES/JENNIFER - |
| Owner 2: | - |
| Street 1: | 35 PINE RIDGE ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 2383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5000.000 | 386,500 | 5,900 | 456,000 | 848,400 |
| Total Card | 0.115 | 386,500 | 5,900 | 456,000 | 848,400 |
| Total Parcel | 0.115 | 386,500 | 5,900 | 456,000 | 848,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.02 /Parcel: 356.02

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 143.0-0005-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 386,500 | 5900 | 5,000. | 456,000 | 848,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 375,200 | 5900 | 5,000. | 456,000 | 837,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 375,300 | 5900 | 5,000. | 456,000 | 837,200 | 837,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 285,100 | 6100 | 5,000. | 427,500 | 718,700 | 718,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 284,700 | 6100 | 5,000. | 353,400 | 644,200 | 644,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 284,700 | 6100 | 5,000. | 324,900 | 615,700 | 615,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 284,700 | 6100 | 5,000. | 296,400 | 587,200 | 587,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 269,100 | 6100 | 5,000. | 290,700 | 565,900 | 565,900 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GOEBEL JAMES/JE | 43490-244 | | 8/10/2004 | | 535,000 | No | No | | |
| ZEMBA STEPHEN G | 32504-103 | | 3/15/2001 | | 450,000 | No | No | | |
| | 20780-559 | | 9/1/1990 | | 173,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/9/2016 | 253 | Redo Bat | 11,900 | | | | | 1st Fl bath remod |
| 9/9/2014 | 1158 | New Wind | 7,413 | | | | | Remove and replace |
| 2/8/1995 | 65 | | 28,000 | | | | | ADD 2ND FLOOR |
| 8/3/1992 | 349 | | 2,000 | | | | | REM/KITCHEN + WIND |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/26/2019 | Mail Update | JO | Jenny O |
| 6/9/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/19/2009 | Inspected | 163 | PATRIOT |
| 12/12/2008 | Measured | 163 | PATRIOT |
| 12/7/2004 | MLS | MM | Mary M |
| 9/20/2001 | MLS | MM | Mary M |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 270 | PATRIOT |
| 9/1/1993 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 92802
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

!11110!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 11:55:37 |

## LAST REV

| Date | Time |
|---|---|
| 11/26/19 | 14:36:26 |
| jorourke | |

PAT ACCT. 11110

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92802 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 456,000 | Spl Credit | | Total: | 456,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1929 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.25518727 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 167.739 |
| Other Features: | 94750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 474816 |
| Depreciation: | 88316 |
| Depreciated Total: | 386500 |

## COMMENTS

WDK OVER GAR.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

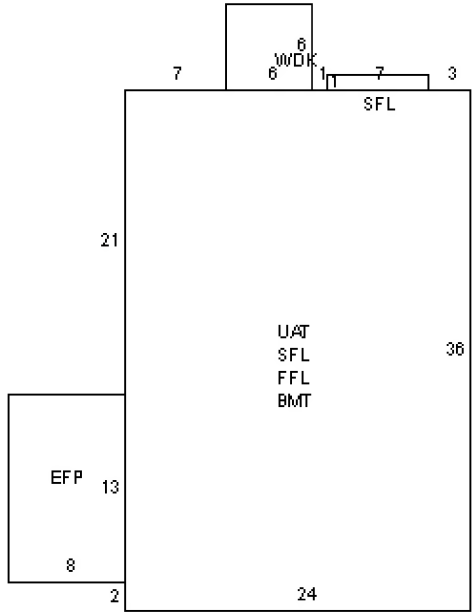
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 167.74 |
| Special Features: | 0 | Val/Su Net: | 130.80 |
| Final Total: | 386500 | Val/Su SzAd | 222.77 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 871 | 167.740 | 146,101 |
| BMT | Basement | 864 | 66.680 | 57,608 |
| FFL | First Floor | 864 | 167.740 | 144,927 |
| UAT | Upper Attic | 216 | 117.420 | 25,362 |
| EFP | Enclos Porch | 104 | 52.860 | 5,498 |
| WDK | Deck | 36 | 15.840 | 570 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,955 | | | Total: | 380,065 |
| Size Ad | 1735 | Gross Area | 3603 | FinArea | 2383 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

143.0-0005-0002.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1940 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |
| 19 | Patio | D | Y | 1 | 8X14 | F | FR | 1980 | 5.04 | T | 39 | 101 | | | 300 | | | 300 |
| 22 | Wood Deck | D | Y | 1 | 12X20 | A | AV | 1990 | 10.17 | T | 23.2 | 101 | | | 1,900 | | | 1,900 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 5,900 | Total Special Featues: | |
| | | | | Total: | 5,900 |